047.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	996,800 / 996,800
					USE VALUE:	996,800 / 996,800
					ASSESSED:	996,800 / 996,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
145	-147	MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRITT THOMAS M JR & JUDITH/TRS
Owner 2:	BRITT LIVING TRUST
Owner 3:	
Street 1:	145 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRITT THOMAS M JR & JUDITH -
Owner 2:	-
Street 1:	11 FOX MEADOW LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,985 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2706 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5985.000	560,000	5,100	431,700	996,800
Total Card	0.137	560,000	5,100	431,700	996,800
Total Parcel	0.137	560,000	5,100	431,700	996,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.37 | /Parcel: 368.3

Legal Description

User Acct 33500

GIS Ref

GIS Ref

Insp Date 12/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 047.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	560,200	5100	5,985.	431,700	997,000	997,000	Year End Roll	12/18/2019
2019	104	FV	412,600	5100	5,985.	458,700	876,400	876,400	Year End Roll	1/3/2019
2018	104	FV	412,600	5100	5,985.	334,500	752,200	752,200	Year End Roll	12/20/2017
2017	104	FV	387,700	5100	5,985.	291,400	684,200	684,200	Year End Roll	1/3/2017
2016	104	FV	387,700	5100	5,985.	248,200	641,000	641,000	Year End	1/4/2016
2015	104	FV	346,800	5100	5,985.	242,800	594,700	594,700	Year End Roll	12/11/2014
2014	104	FV	346,800	5100	5,985.	199,700	551,600	551,600	Year End Roll	12/16/2013
2013	104	FV	360,400	5100	5,985.	189,900	555,400	555,400		12/13/2012

!4003!

PRINT

Date	Time
12/10/20	19:06:20

LAST REV

Date	Time
05/14/19	14:58:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRITT THOMAS M	62304-428		7/24/2013	Convenience	1	No	No		
BRITT THOMAS M	32508-366		3/16/2001	Family	10	No	No		
	11699-349		6/25/1969		31,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1111	Heat App	8,000	C				
6/3/2005	475	Re-Roof	10,925					

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Info At Door	189	PATRIOT
4/28/2000	Inspected	201	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	33500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5985		Sq. Ft.	Site		0	80.	0.90	1			Med. Tr	-10					431,674						431,700	

Total AC/HA: 0.13740 | Total SF/SM: 5985 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 431,674 | Spl Credit | Total: 431,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08388424
Const Adj.:	0.97854656
Adj $ / SQ:	180.307
Other Features:	143300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	687953
Depreciation:	127959
Depreciated Total:	559994

COMMENTS

OTHER FIX SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	

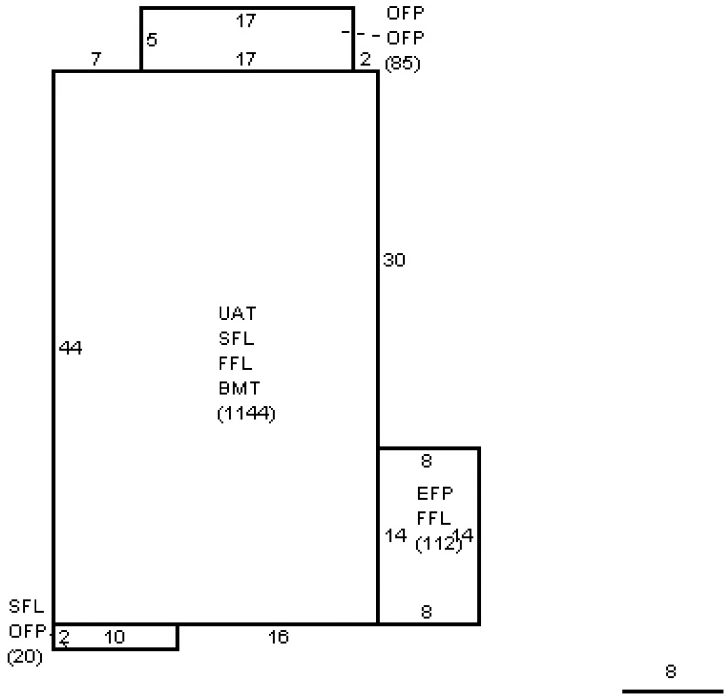
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.31
Special Features:	0	Val/Su Net:	134.87
Final Total:	560000	Val/Su SzAd	231.40

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,256	180.310	226,466
SFL	Second Floor	1,164	180.310	209,878
BMT	Basement	1,144	54.090	61,881
UAT	Upper Attic	286	126.220	36,098
OFP	Open Porch	190	24.640	4,682
EFP	Enclos Porch	112	50.430	5,648

Net Sketched Area:	4,152	Total:	544,653

Size Ad	2420	Gross Are	5010	FinArea	2706

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc